

**MINUTES OF THE SPECIAL MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, MAY 8, 2018 AT 2:30 P.M. IN THE COUNCIL CHAMBERS, CITY HALL,
MACKINAC ISLAND, MICHIGAN**

Chairman Straus called a special meeting of the Mackinac Island Planning Commission to order at 2:39 p.m.

PRESENT: Michael Straus, Anneke Myers, Jim Pettit, Lee Finkel, Mary Dufina
ABSENT: Ben Mosley, Trish Martin
STAFF: Zoning Administrator, Dennis Dombroski

The purpose of the special meeting was to discuss the Master Plan draft. Adam Young, from Wade Trim, was present to discuss the current draft with the Planning Commission.

Anneke Myers introduced the Master Plan Committee members.

Adam Young summarized the updates completed to date. She submitted a letter at the table, dated January 30, 2018, which listed all the updates.

Straus then asked each commissioner to discuss any issues they had with the draft.

Pettit – Pettit stated that on page 50 re: wastewater, had already been done by DPW. Myers suggested that Mike Olson review chapter 5 of the latest draft of the Master Plan and email any changes to Young. Neal Liddicoat, in the audience, stated that he had updated the chapter and will email the update to Young. Pettit also stated that according to the draft, in 8 years the City will no longer have sewer capacity left. The City does not have a plan for this eventuality and it needs to be addressed. Myers agreed with Pettit and further stated that all plans should be in the Master Plan, as that is the document used for grant writing. Young pointed out that on page 73 and 74 City development is addressed. Audience member, Steve Rilenge, asked what the number is to max out the sewer capacity. Mike Olson stated that an in depth audit would need to be performed counting all fixtures etc. So right now the DPW is working off averages.

Dufina – Recommended that everyone review the goals and policies listed in the Master Plan. Dufina noted that the Future Land Use map refers to Shoreline Residential as Shoreline Open Space. She feels that the Zoning Ordinance and the Future Land Use map should match.

Audience member, Jim Rietman, reiterated what Rilenge said about needing to have the number of tourists coming to the island.

Straus – Mentioned that on page 51, last paragraph, encourages Cloverland to hire year-round island residents. On page 58, Straus was concerned with the fee structure for trucks on the road based on per project. Straus feels the fees should be based on per day, per trip, per job. Myers confirmed that the fee has been addressed and changed as Straus suggested. Straus just wanted to make sure the City was getting enough money from permit fees to cover the damage to the roads from trucks. On page 74 #5, might be contradictory to the fact that we don't want more growth downtown. He just wants to make sure it is stated as they really want it stated. Page 77 #4 is very similar. Young stated that page 77 is specific to employee housing. Page 74 is in response to density issues with hotels vs apartments. The Commission wondered if a goal needs to be worded to encourage apartments over hotels. Straus suggested adding the history of fishing to History and Culture on page 75. Young agreed that this would be a good idea. On page 78 Straus suggested adding dark skies as a topic and policy to coordinate with other communities. Straus asked Young if there needs to be anything about the septic/sewer systems on Page 80 Infrastructure and Public Services, or leave it to DEQ. Young suggested looking at DEQ's criteria to evaluate and decide if those criteria satisfy the City. Myers asked if we should add a policy to work with local health departments and the DEQ to understand their approval process and how it impacts our island community and consider if further local policies need to be implemented. On page 81 Straus suggested adding a hotel tax specifically for infrastructure. Evashevski is going to see if this is allowed and let Young know.

Neal Liddicoat – On page 78 #11, congestion and waterfront access, is identical to policy #9 on page 79. He believes page 78 is re: waterfront access and page 79 is re: congestion.

PUBLIC COMMENT

Steve Rilenge thanked the Committee for their work on the Master Plan.

Vicki Riel asked if copies of the Master Plan will be available to the public. She was informed that copies may be obtained from the Building Department and a copy will be posted on the City website.

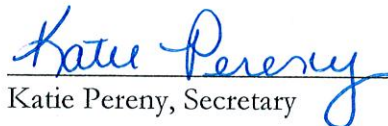
Young is to update the draft based on the meetings discussion and submitted for the next regular Planning Commission meeting.

Young then described the final steps of adopting the updated Master Plan. The Planning Commission will review the updated draft at their next meeting. If they are OK with that draft they will send it to City Council. If City Council is OK with the draft they will give the authorization to send to the surrounding communities and agencies for comment. After the 63 day comment period the Planning Commission will hold a Public Hearing. The Planning Commission will recommend to the City Council to adopt the draft and the final step is adoption of the Master Plan by the City Council.

With no further business there was a Motion by Myers, second by Finkel to adjourn the meeting. The meeting was adjourned at 4:07 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary